

METROPOLITAN DEVELOPMENT COMMITTEE

DATE: March 29, 2010

CALLED TO ORDER: 5:31 p.m.

ADJOURNED: 6:13 p.m.

ATTENDANCE

Attending Members

Janice McHenry, Chair
Paul Bateman
Virginia Cain
Jeff Cardwell
Jose Evans
Brian Mahern
Dane Mahern
Angel Rivera
Michael Speedy

Absent Members

AGENDA

PROPOSAL NO. 86, 2010 - approves the issuance of special taxing district bonds of the Redevelopment District, payable from taxes on real property located in the Near Eastside HOTIF Area

"Do Pass"

Vote: 9-0

PROPOSAL NO. 87, 2010 - appoints Mark D. Fisher to the Board of Code Enforcement

"Do Pass"

Vote: 9-0

PROPOSAL NO. 88, 2010 - amends the Code to clarify that a solid waste transfer station requires special exception approval in order to be established in the I-4-U and I-4-S districts (2009-AO-04)

"Do Pass"

Vote: 9-0

PROPOSAL NO. - 89, 2010 amends the Wellfield Protection Zoning Ordinance to revise the definition of "technically qualified person," to re-assign agency responsibilities for re-evaluation of wellfield delineation boundaries, and for administration of the groundwater protection fee (2009-AO-05)

"Tabled"

Vote: 9-0

METROPOLITAN DEVELOPMENT COMMITTEE

The Metropolitan Development Committee of the City-County Council met on Monday, March 29, 2010. Chair Janice McHenry called the meeting to order at 5:31 p.m. with the following members present: Paul Bateman, Virginia Cain, Jeff Cardwell, Jose Evans, Brian Mahern, Dane Mahern, Angel Rivera, and Michael Speedy. Robert Elrod, General Counsel, was also present.

[Clerks Note: Consent was given to hear Proposal No. 89, 2010 first.]

PROPOSAL NO. - 89, 2010 amends the Wellfield Protection Zoning Ordinance to revise the definition of "technically qualified person," to re-assign agency responsibilities for re-evaluation of wellfield delineation boundaries, and for administration of the groundwater protection fee (2009-AO-05)

Mr. Elrod explained that the state statute says that when dealing with groundwater activities, a notice must be given to the Department of Environmental Management 60 days prior to the adoption of the ordinance and then 30 days after the adoption, unless a waiver is granted. He said that they would have to amend the ordinance to say that they have complied with these regulations. Mr. Elrod said that the committee should table the ordinance until they have complied with the rules and regulations.

Councillor Cain moved, seconded by Councillor Dane Mahern, to "Table" Proposal No. 89, 2010. The motion carried by a vote of 9-0.

PROPOSAL NO. 86, 2010 - approves the issuance of special taxing district bonds of the Redevelopment District, payable from taxes on real property located in the Near Eastside HOTIF Area

Phillip Hooper, Senior Project Manager, Department of Metropolitan Development (DMD) and Dario Requiz, Senior Project Manager, Indianapolis Bond Bank, gave an update presentation on the Saint Clair Place Housing Tax Increment Financing Infrastructure Project.. Some key points are:

- The Previous Housing Tax Increment Financing Project (HoTIF) for the St. Clair Place Neighborhood was a \$5 million project funding through a bond anticipation note in three phases. The last phase will be completed in April of 2010.
- The current Infrastructure Project is under design with RW Armstrong, and it is approximately \$4.5 million for 10th Street landscape work, new alleys, new curbs, sidewalks, and asphalt.
- This Super Bowl Legacy project incorporates three major parts, which are the Housing revitalization plan for 100 plus homes, the Neighborhood Stabilization Program and Infrastructure, and the HoTIF's role is to provide a mooring for the market.
- This project will benefit the public health and welfare by protecting the economic value of the surrounding properties and, creating new job opportunities, and this project is tied to the Legacy Project for the 2010 Super Bowl.

Mr. Requiz said that in order to provide funding for this project, they are looking into a bond issuance of \$7.2 million. He said that in 2006, \$5 million was issued to provide infrastructural improvement for the near eastside HoTIF. The city has already collected \$3.5 million in TIF revenue, which will be applied to the remainder notes of 2006; and the remaining balance will be the small refunding portion of the new bonds. He said that the preliminary pricing will be a 15-year term of five percent.

Councillor Dane Mahern asked if there is a current up-to-date graph of the 100 plus homes that are completed. Mr. Hooper said that he can get that graph to the committee. He said that they are acquiring properties through the Neighborhood Stabilization Program, so the number of houses is more than 100.

Councillor Speedy asked why the Council is approving \$8 million when the dedicated use is for \$7.2 million. Mr. Requiz said that the resolution includes flexibility to issue more, but the actual financing will be for the \$7.2 million. Councillor Speedy asked if there was any short term debt on the \$5 million loan. Mr. Requiz answered in the affirmative.

Councillor Bateman asked if the bank that will purchase the bonds has been identified. Mr. Requiz said that Regions Bank will purchase the bonds at a rate of five percent.

Councillor Cain asked if the 150 percent of property taxes that will be used to pay back the bonds includes the upgraded properties. Mr. Requiz answered in the negative. He said that no new improvements have been considered for future revenues.

Councillor Cardwell asked if there was a separate project to target the 100 houses that will be improved. Mr. Hooper answered in the affirmative. He said that the 100 housing project is a part of the Neighborhood Stabilization Program.

Councillor Evans asked what new jobs will be created out of this project. Mr. Requiz said that they are currently in the phase of finding funding for the project. Once this funding is in place, then they will start the bidding phase, which will then generate job opportunities

Councillor Brian Mahern said that this ordinance affects areas in his district and this type of public investment will draw in additional dollars from the private sector. He said that when citizens see the government is investing in the infrastructure, they are willing to commit their own dollars to revitalize the area.

Councillor Rivera said that he lives in a revitalized area and supports this proposal.

Councillor Bateman said that there should be something within the body of the language that will adhere to the minority qualifications.

Councillor Rivera asked if the Department of Public Works (DPW) is handling the bids for the construction portion. Mr. Hooper said that there is a partnership between DMD, DPW, and the city's Office of Sustainability.

Larry Vaughn, Concerned Clergy, said that it is good when the city gets behind a project to improve neighborhoods by spending money on infrastructure, but the city should not get involved with peoples personal lives when it comes to their housing.

Councillor Brian Mahern moved, seconded by Councillor Cardwell, to send Proposal No. 86, 2010 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 9-0.

PROPOSAL NO. 87, 2010 - appoints Mark D. Fisher to the Board of Code Enforcement

Mr. Fisher said that he has lived on the near eastside in a redevelopment area for the last five years. He is currently employed by a construction management general contracting firm called Hagerman Group. He said that this is his first nomination to serve on a board, and he is looking forward to this process.

Councillor Cardwell asked if Mr. Fisher would be able to attend the board meetings. Mr. Fisher answered in the affirmative.

Councillor Cardwell moved, seconded by Councillor Bateman, to send Proposal No. 87, 2010 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 9-0.

PROPOSAL NO. 88, 2010 - amends the Code to clarify that a solid waste transfer station requires special exception approval in order to be established in the I-4-U and I-4-S districts (2009-AO-04)

Mike Peoni, Administrator, Division of Planning, said that in 2008 there was a controversial zoning case on Zionsville Road to locate a waste transfer station in an I-4-S heavy industrial zoning district. Since that particular use is not identified in the ordinance and a permitted use, they require the petitioner to make a petition for a special exception. That petition went to the Board of Zoning Appeals, and they denied the petition. The petitioner then took the denial to the Supreme Court, and the court sided with the petitioner and said that a special exception was not required. Mr. Peoni said to avoid this occurring in the future, it is necessary to make clarification in the heavy zoning districts.

David Hirschle, Senior Planner, DMD, said that the proposed amendment adds waste transfer stations as a special exception in the I-4-U and I-4-S districts, which are the heavy industrial districts. This amendment also adds the definition of the waste transfer station and it revises the definition of motor truck terminal to specifically exclude waste transfer stations. Mr. Hirschle said that without the changes, solid waste could be received at any motor truck terminal in the I-4-U and I-4-S districts.

Councillor Brian Mahern asked where waste transfer stations are allowed. Mr. Hirschle said that the only way a waste transfer station is allowed is if the special exception permit is approved. Councillor Brian Mahern asked if there would be any opportunity for the neighborhoods that currently have these waste transfer stations to show opposition and try to have them removed. Mr. Hirschle said that many of the waste transfer stations were in

place prior to the neighborhoods and residences. He said that there are ways to ensure that there are not any new waste transfer stations created, but the waste transfer stations that currently exist can remain where they are as long as they exist.

Maury Plambeck, Director, DMD, said that the special exception allows for a public hearing which allows neighbors to give input.

Councillor Speedy asked if this is another layer of scrutiny for a waste transfer station. Mr. Hirschle answered in the affirmative.

Councillor Evans moved, seconded by Councillor Bateman, to send Proposal No. 88, 2010 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 9-0.

Conclusion

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 6:13 p.m.

Respectfully submitted,

Janice McHenry, Chair
Metropolitan Development Committee

JM/rjp

Saint Clair Place Housing Tax Increment Financing Infrastructure Project Update



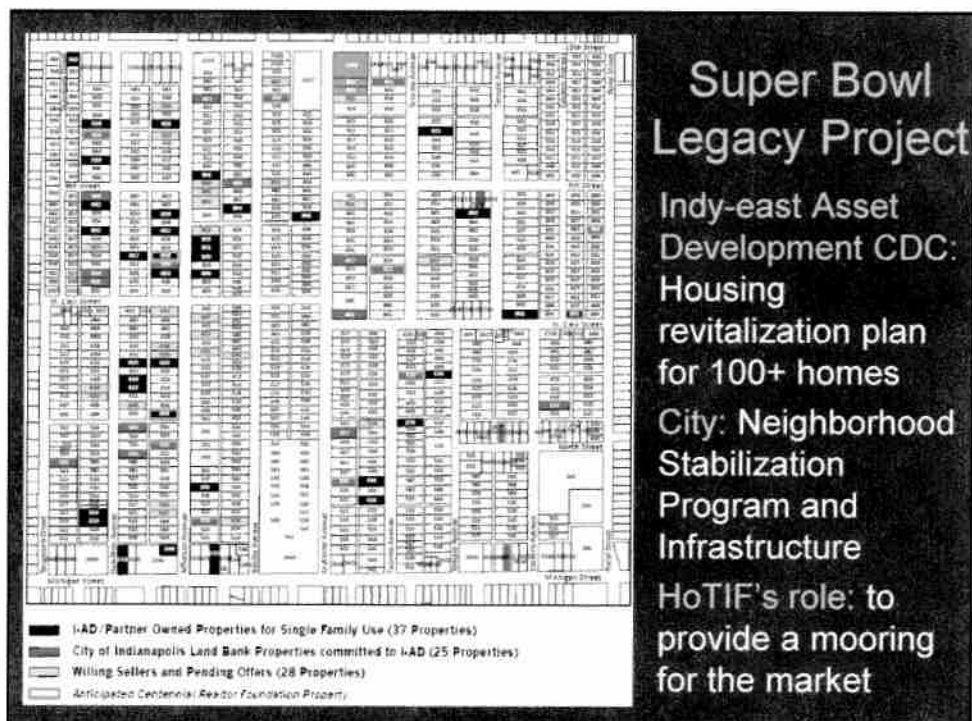
March 26, 2010

Previous Housing Tax Increment Financing Project for the St. Clair Place Neighborhood

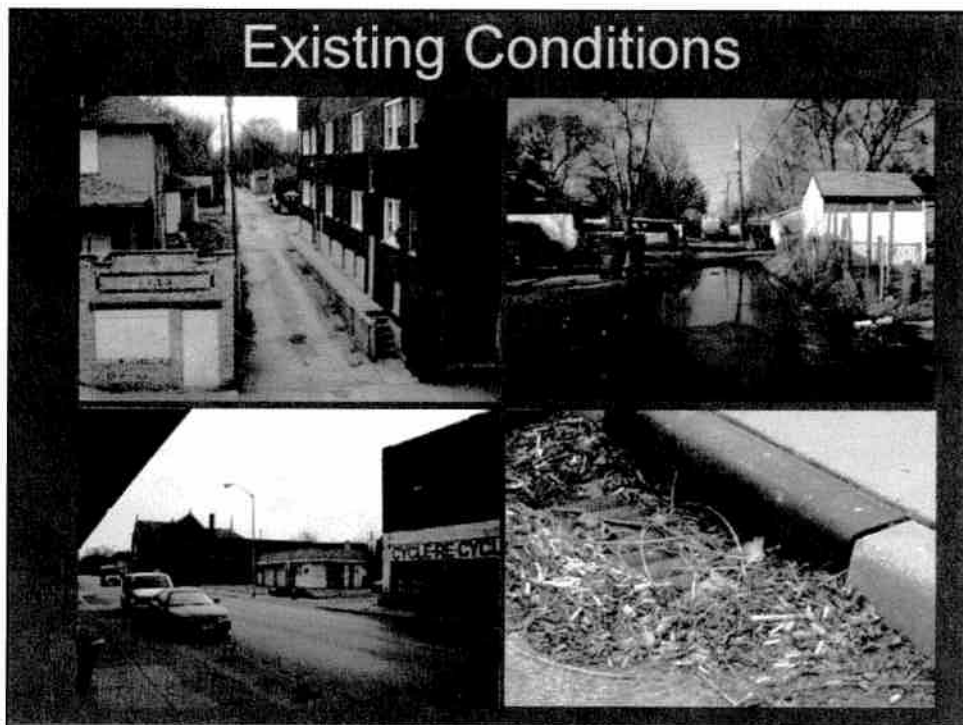


Current Infrastructure Project Under Design with RW Armstrong

- Approximately \$4.5 million for:
 - 10th Street streetscape work
 - new alleys
 - new curbs, sidewalks, and asphalt
 - green infrastructure
 - sewer lining
 - neighborhood lighting



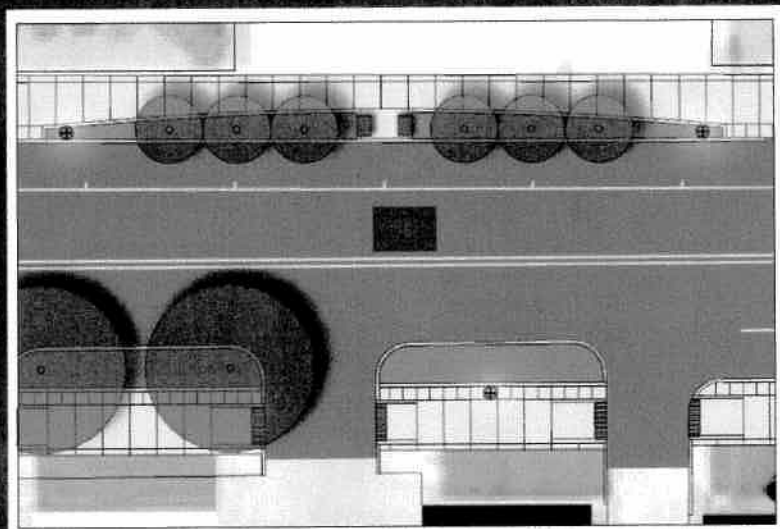
Existing Conditions



Neighborhood Improvements



10th Street Improvements



Indianapolis Local Public Improvement
Bond Bank

Plan of Finance

Plan of Finance

Phase I

- \$5 million notes issued in 2006 for Phase I

Phase II

- 2010 bond issuance of approximately \$7.2 million
- \$5 million new project fund
- \$1.5 million applied to pay 2006 Notes
(\$3.5 million of accumulated TIF revenues will be applied to pay a remainder of 2006 Notes)
- Annual coverage is expected to be 150% approximately

Project Benefits

- Benefit the public health and welfare by protecting the economic value of the surrounding properties
- Creation of new job opportunities
- Stimulate economic development in the redeveloped area
- Legacy Project – Superbowl 2012
- Encourage residential/commercial redevelopment
- Improve tax base

Questions?